



## Board of Adjustment Case Report

City of Raleigh  
Department of City Planning  
One Exchange Plaza  
Raleigh, NC 27601  
(919) 996-2626  
[www.raleighnc.gov](http://www.raleighnc.gov)

**Case File:** A-6-16

**Property Address:** 2602 Van Dyke Avenue

**Property Owner:** Eric and Emily Griffith

**Project Contact:** Eric Griffith

**Nature of Case:** A request for a 1.5' side yard setback variance and a 6.4' aggregate sideyard setback variance pursuant to Section 2.2.1. of the Unified Development Ordinance as well as complete relief from the off-street parking requirements set forth in Section 7.1.2. of the Unified Development Ordinance to allow for the expansion of a detached house on a .14 acre property zoned Residential-6 and Special Residential Parking Overlay District located at 2602 Van Dyke Avenue.



**2602 Van Dyke Avenue – Location Map**

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**To BOA:** 1-11-16

**Staff Coordinator:** Eric S. Hodge, AICP

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**ZONING DISTRICTS:** Residential-6 and Special Residential Parking Overlay District



**2602 Van Dyke Avenue – Zoning Map**

**VARIANCE STANDARDS:** In accordance with UDO [§10.2.10 Variance](#), before a variance request is granted, the Board of Adjustment shall show all of the following:

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the

absence of the variance, no reasonable use can be made of the property.

2. The hardship results from conditions that are peculiar to the property, such as location, size or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.
3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
4. The requested variance is consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured and substantial justice is achieved.

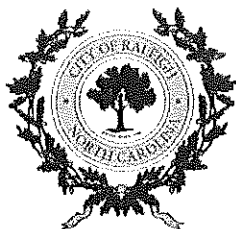
**Zoning District Standards:** The subject property is zoned Residential-6

<b><u>Lot Dimensions</u></b>	
Area (min)	6,000 SF
Width – interior lot (min)	50'
Width – corner lot (min)	65'
Depth (min)	80'
Density (max)	6 u/a
<b><u>Yard Type                      Minimum Setback</u></b>	
Primary Street	10'
Side Street	10'
Side	5'
Sum of Sides	15'
Rear	20'

**Parking Requirements:** Single-unit Living – 2 spaces per unit





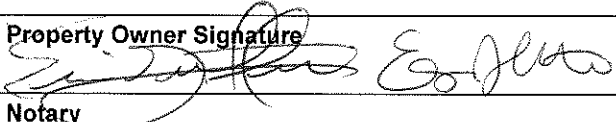

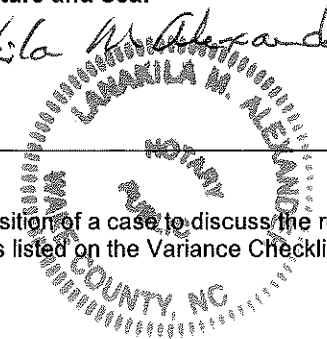


# Planning & Development

Development Services  
Customer Service Center  
One Exchange Plaza  
1 Exchange Plaza, Suite 400  
Raleigh, North Carolina 27601  
Phone 919-996-2495  
Fax 919-516-2685

## Variance Application

		OFFICE USE ONLY
<b>Nature of variance request (Submit addendum on separate sheet, if more space is needed.)</b> To allow for an improved addition to the rear of our house we are requesting that: 1. the sideyard setback be reduced by 1.5', from 5' to 3.5' from the NE lot line, 2. the aggregate sideyard setback be reduced by 6.4', from 15' to 8.6', 3. and the off-street parking requirement be waived for our property. See addendum for further information.		Transaction Number
<b>Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions or Pre-Submittal Conferences. If this property was the subject of a previous variance request, provide the case number.</b> n/a		

GENERAL INFORMATION		
Property Address 2602 Van Dyke Avenue		Date 11 Dec 2015
Property PIN 0794848602	Current Zoning R-6	
Nearest Intersection Van Dyke Avenue and Rosemont Avenue		Property size (in acres) 0.14
Property Owner Eric S. and Emily H. Griffith	Phone (304) 575-3742 or (919)624-3039	Fax
	Email esgriffith2@gmail.com	
Project Contact Person Eric S Griffith	Phone (304)575-3742	Fax
	Email esgriffith2@gmail.com	
Property Owner Signature 	Email esgriffith2@gmail.com	
Notary LANAKILA M ALEXANDER Sworn and subscribed before me this <u>11<sup>th</sup></u> day of <u>DEC</u> , 20 <u>2015</u> My Commission Expires <u>12/12/2018</u>	Notary Signature and Seal  	

It is improper to contact any member of the Board of Adjustment prior to the disposition of a case to discuss the request. A variance application will not be considered complete until all required submittal components listed on the Variance Checklist have been received and approved.




[Home](#)

## Wake County Real Estate Data Account Summary

[iMaps](#)  
[Tax Bills](#)
Real Estate ID **0000624** PIN # **0794848602**
[Account Search](#)

Location Address

Property Description

**2602 VAN DYKE AVE****LO105 FOREST HILLS BM1935-00063**
[Pin/Parcel History](#) [Search Results](#) [New Search](#)
[NORTH CAROLINA](#) [Account](#) | [Buildings](#) | [Land](#) | [Deeds](#) | [Notes](#) | [Sales](#) | [Photos](#) | [Tax Bill](#) | [Map](#)

<b>Property Owner</b> <b>GRIFFITH, ERIC S. &amp; EMILY H.</b> (Use the Deeds link to view any additional owners)		<b>Owner's Mailing Address</b> <b>2602 VAN DYKE AVE</b> <b>RALEIGH NC 27607-6943</b>	<b>Property Location Address</b> <b>2602 VAN DYKE AVE</b> <b>RALEIGH NC 27607-6943</b>
<b>Administrative Data</b> Old Map # <b>D035-D0147-0021</b> Map/Scale <b>0794 16</b> VCS <b>01RA292</b> City <b>RALEIGH</b> Fire District Township <b>RALEIGH</b> Land Class <b>R-&lt;10-HS</b> ETJ <b>RA</b> Spec Dist(s) Zoning <b>R-6</b> History ID 1 History ID 2 Acreage <b>.14</b> Permit Date <b>8/25/1995</b> Permit # <b>0000023933</b>		<b>Transfer Information</b> Deed Date <b>5/3/2013</b> Book & Page <b>15258 1270</b> Revenue Stamps <b>570.00</b> Pkg Sale Date <b>5/3/2013</b> Pkg Sale Price <b>\$285,000</b> Land Sale Date Land Sale Price <b>Improvement Summary</b> Total Units <b>1</b> Recycle Units <b>1</b> Apt/SC Sqft Heated Area <b>1,495</b>	<b>Assessed Value</b> Land Value Assessed <b>\$143,000</b> Bldg. Value Assessed <b>\$148,747</b> Tax Relief Land Use Value Use Value Deferment Historic Deferment Total Deferred Value Use/Hist/Tax Relief Assessed Total Value <b>\$291,747</b> Assessed*

\*Wake County assessed building and land values reflect the market value as of January 1, 2016, which is the date of the last county-wide revaluation. Any inflation, deflation or other economic changes occurring after this date does not affect the assessed value of the property and cannot be lawfully considered when reviewing the value for adjustment.

The January 1, 2016 values will remain in effect until the next county-wide revaluation. Until that time, any real estate accounts created or new construction built is assessed according to the 2016 Schedule of Values.

For questions regarding the information displayed on this site, please contact the Revenue Department at [RevHelp@wakegov.com](mailto:RevHelp@wakegov.com) or call 919-856-5400.





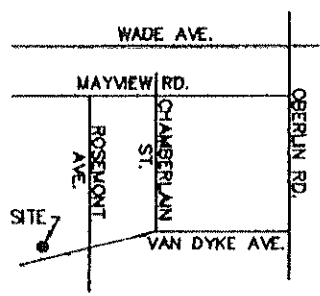
## Nature of Variance Request Addendum

Our house has an existing addition that was completed in the mid-1990s. This room was built on an existing deck with open air underneath, causing the water supply line to the washing machine to freeze intermittently in the winter and a general “bounciness” when walking through. Our plan is to remove this addition and replace its 234 ft<sup>2</sup> footprint (approximately 20’x12’) with a larger basement and 2 story addition with a 423 ft<sup>2</sup> footprint (approximately 26’x16’).

The new addition will replace the current substandard addition and dilapidated exterior stair. It will not increase the height of our existing front elevation, nor will it protrude past the sides of the current structure. We set out to maintain the integrity and character of our 1940s cottage while greatly improving its livability and function. The appearance from the street will remain virtually unchanged. The part of the addition that will be visible from the exposed side of the house has been designed to appear smaller than it actually is.

Please note that most of our triangular lot is contained in the Neuse Riparian Buffer as there is a small creek on the property to our northeast (Lot 6, BM 2005, pg 1657) that is considered a tributary of the Neuse River. This greatly reduces the area in which the adjacent lot can build in the direction of our property in the future. Because that lot is more recently platted and much larger, no structure can be built within 50’ of the creek. This ensures that our new addition’s northeast corner (the one for which we are requesting the variance) will remain at least 80’ from any structure.





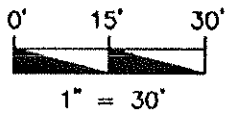
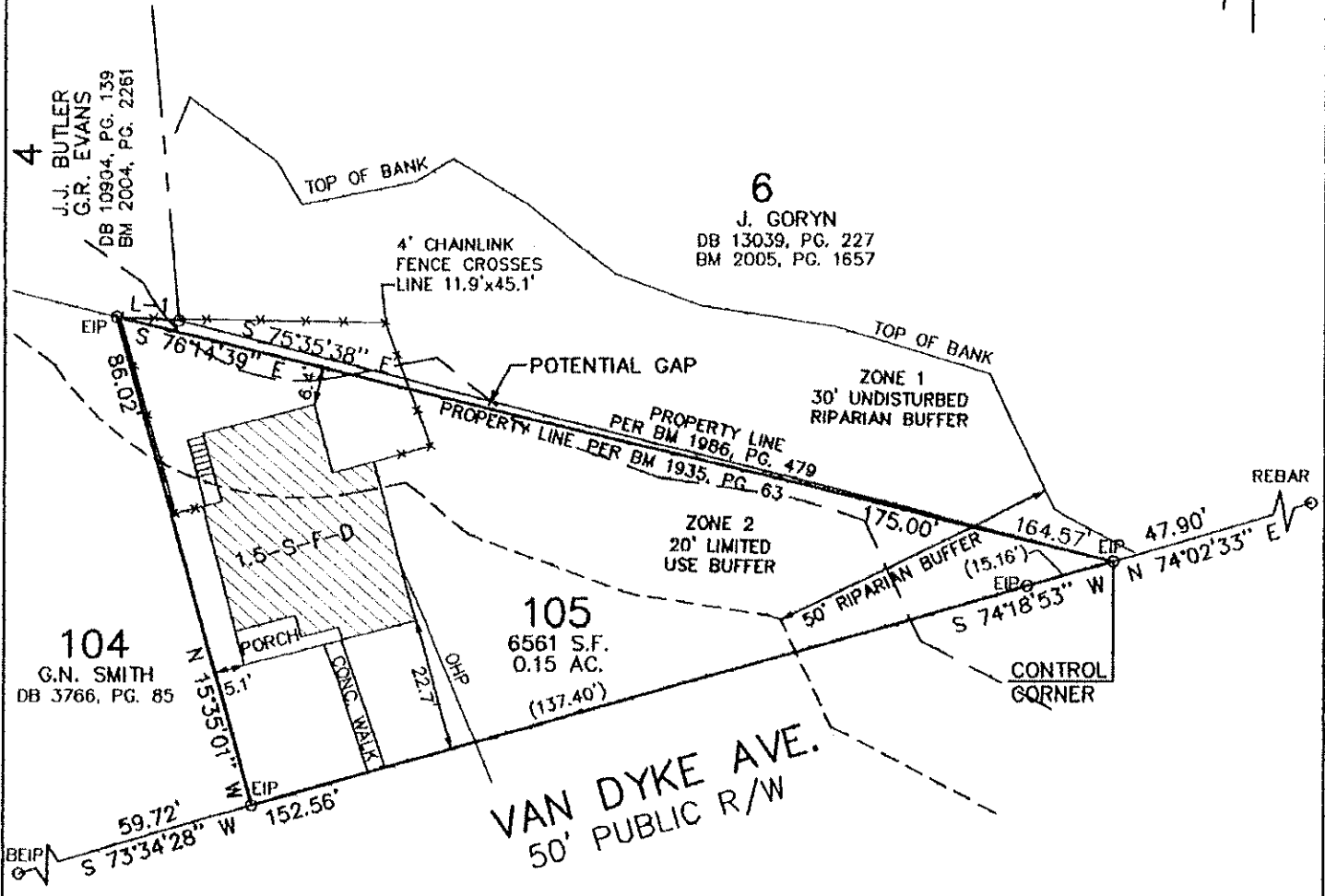
VICINITY MAP N.T.S

LEGEND

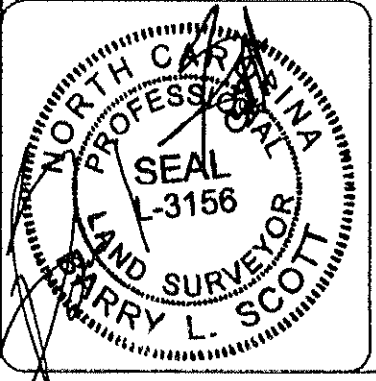
- IPS—Iron Pin Set
- EIP—Existing Iron Pin
- PKS—Parker-Kalon Nail Set
- EPK—Existing Parker-Kalon Nail
- PP—Power Pole
- OHP—Over Head Power
- C—Center Line
- R/W—Right of Way
- R—Property Line
- Lines Not Surveyed

LINE DATA

NUMBER	BEARING	DIST.
L-1	S 86°22'52" E	10.61'

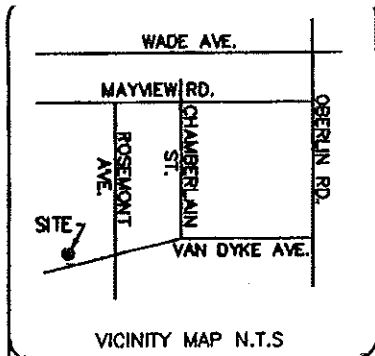


Current Survey



1-28-15

PIN#: 0794848602 TOWNSHIP: RALEIGH ZONE: R-6  
 LOT 105, FOREST HILLS EXTENSION  
 AS RECORDED IN BOM 1935, PAGE 63 W.C.R.



### LEGEND

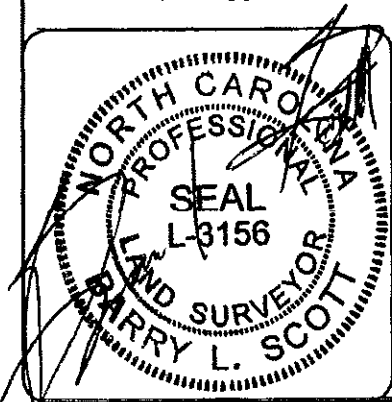
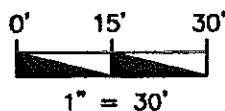
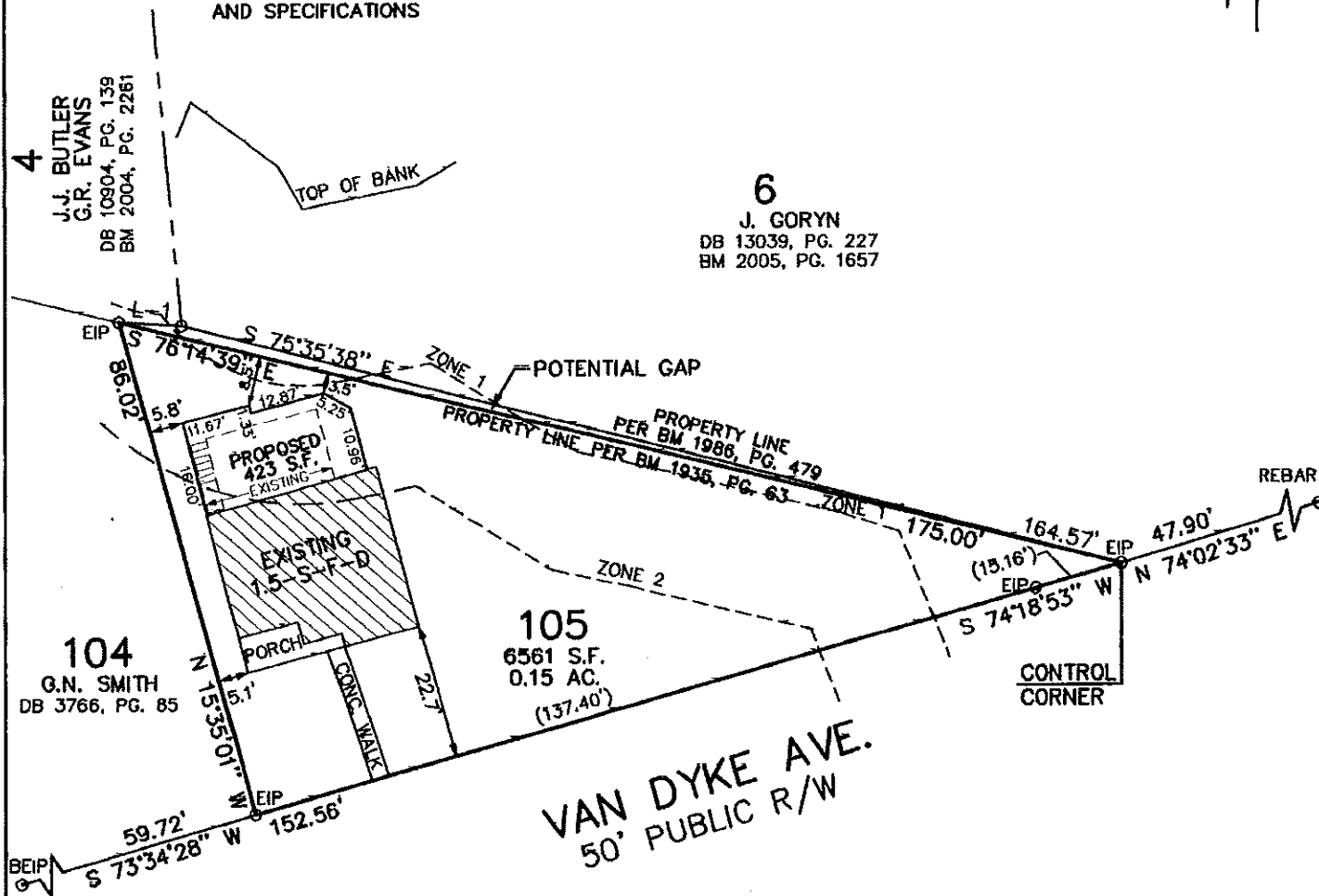
IPS-Iron Pin Set  
EIP-Existing Iron Pin  
PKS-Parker-Kalon Nail Set  
EPK-Existing Parker-Kalon Nail  
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R/W-Right of Way  
R-Property Line  
---- Lines Not Surveyed

## LINE DATA

NUMBER	BEARING	DIST.
L-1	S 86°22'52" E	10.61'

THE SURVEYOR DOES NOT  
WARRANTY THE ACCURACY  
OF ARCHITECTURAL DIMENSIONS.  
THEY ARE TO BE VERIFIED BY  
THE CONTRACTOR.

ALL CONSTRUCTION SHALL BE DONE  
IN ACCORDANCE WITH ALL CITY  
OF RALEIGH AND NCDOT STANDARDS  
AND SPECIFICATIONS



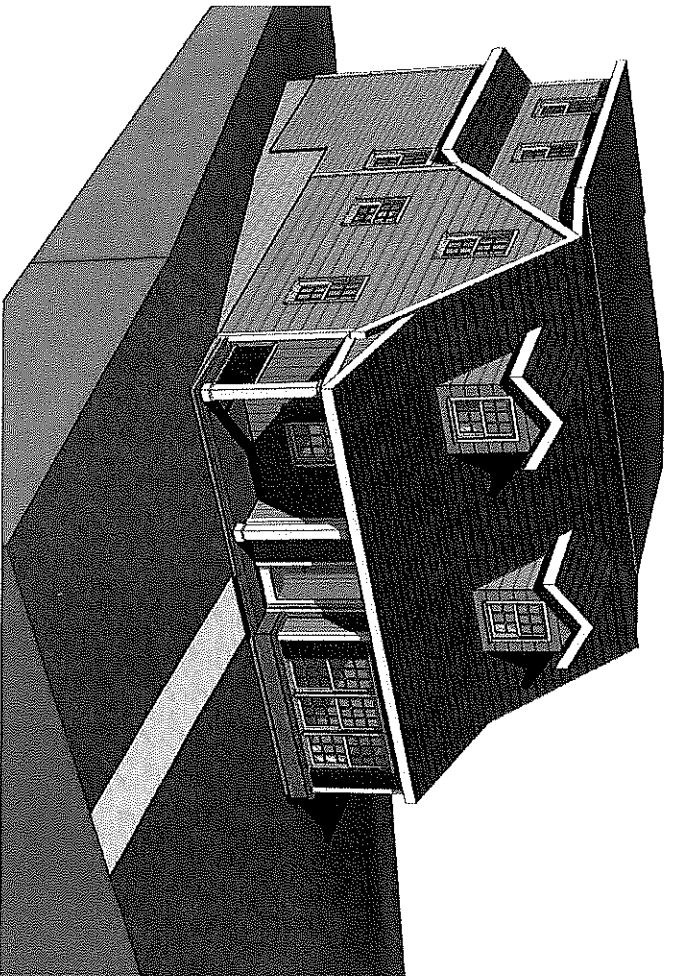
REVISÉ  
12-11-15

## PLAN INFORMATION BLOCK

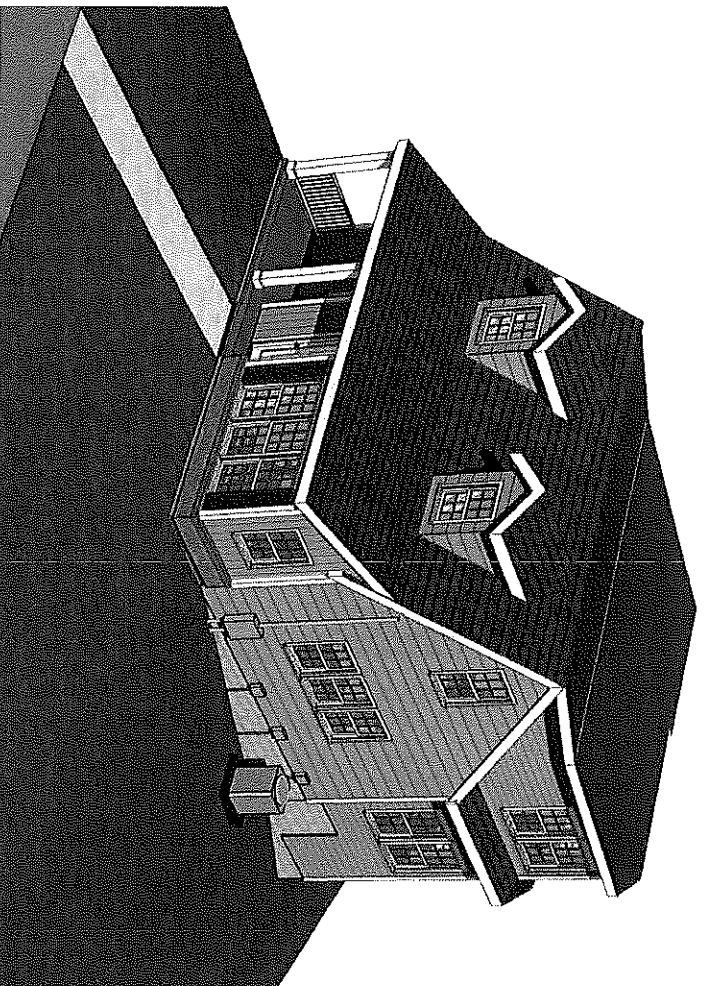
Footprint: 423 s.f.	Total Square Feet:	
Craw:	Slab:	Basement:
Mean Height:	Stories:	
Facade:		
Impervious Surface Area: 1318 s.f.		

PIN#: 0794848602      TOWNSHIP: RALEIGH      ZONE: R-6

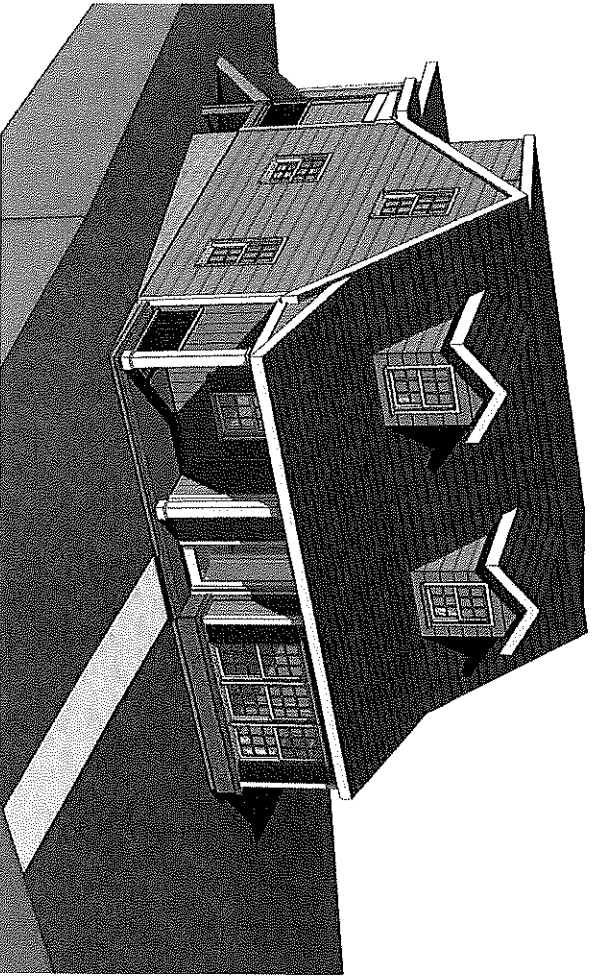
LOT 105, FOREST HILLS EXTENSION  
AS RECORDED IN BOM 1935, PAGE 63 W.C.R.



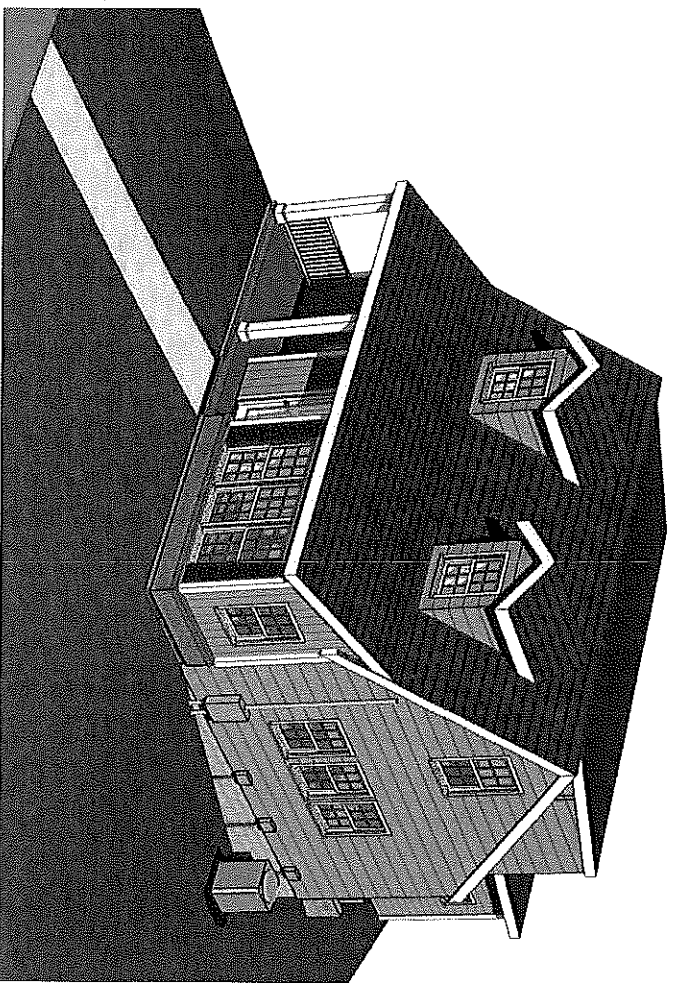
PROPOSED EXTERIOR FRONT LEFT



PROPOSED EXTERIOR FRONT RIGHT

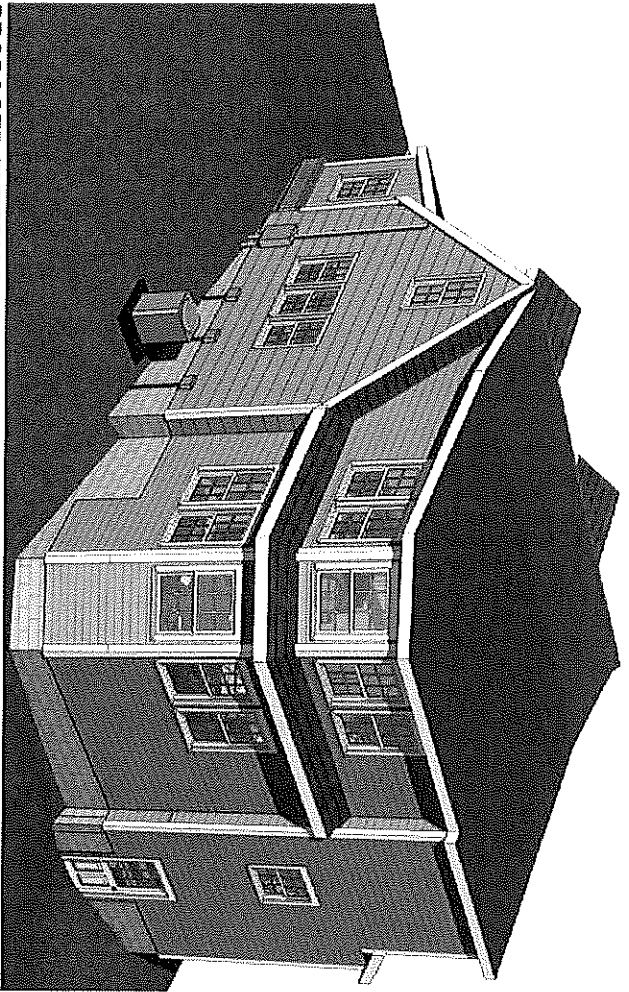


EXIST EXTERIOR FRONT LEFT

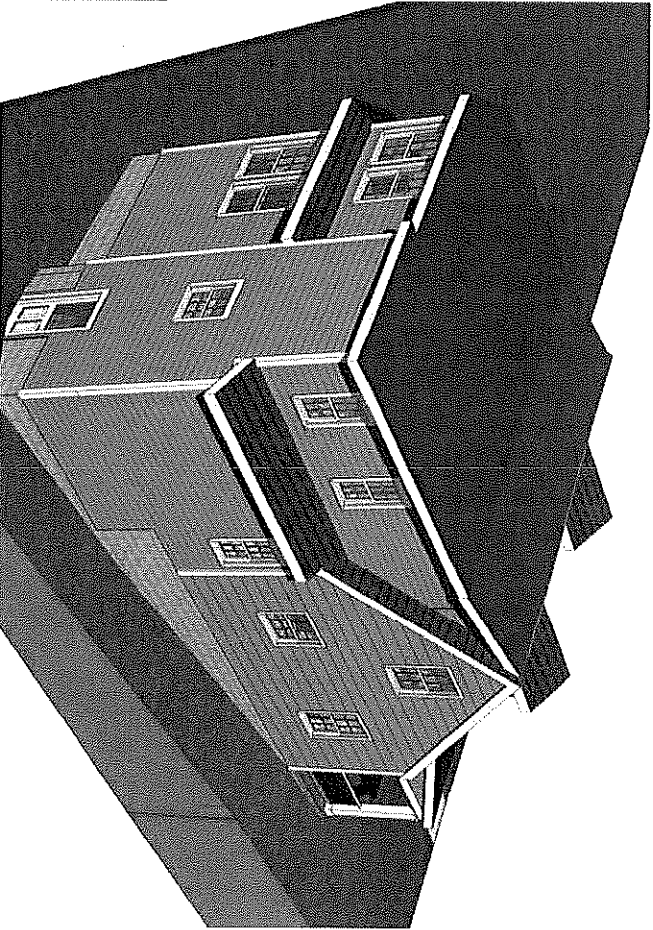


EXIST EXTERIOR FRONT RIGHT

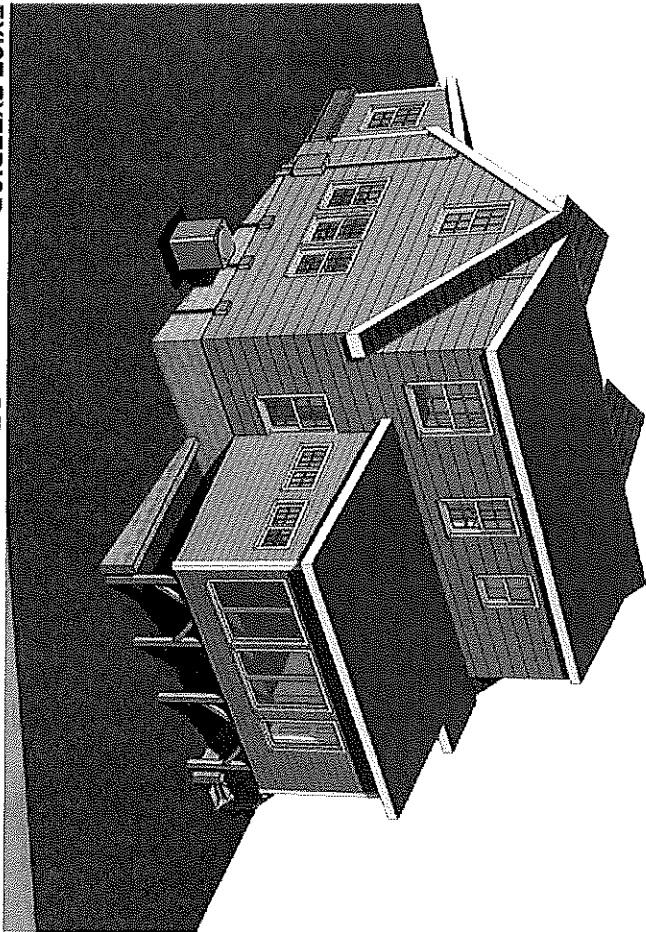




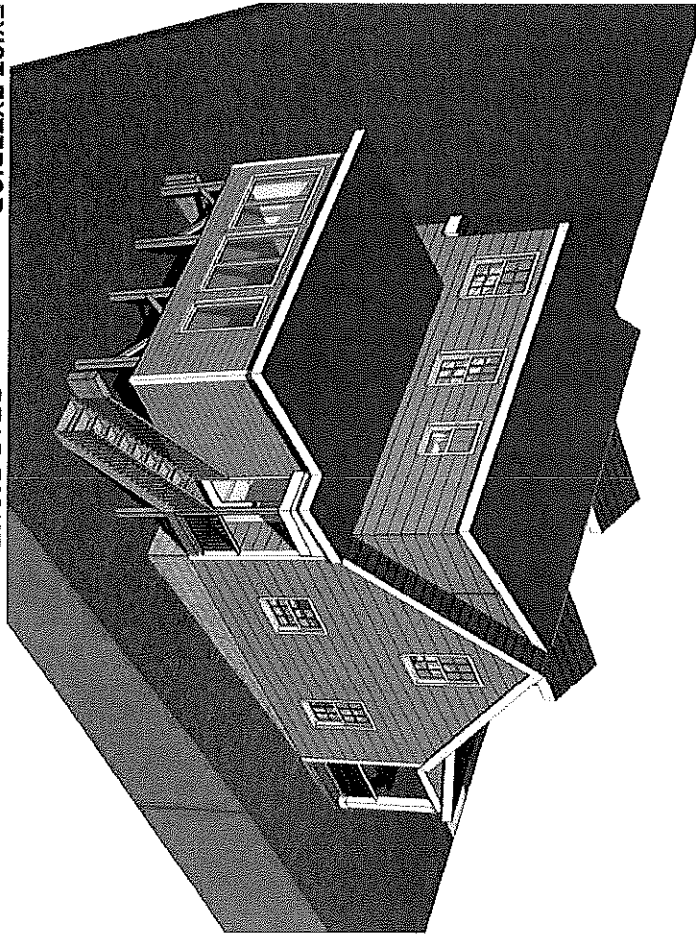
PROPOSED EXTERIOR REAR LEFT



PROPOSED EXTERIOR REAR RIGHT



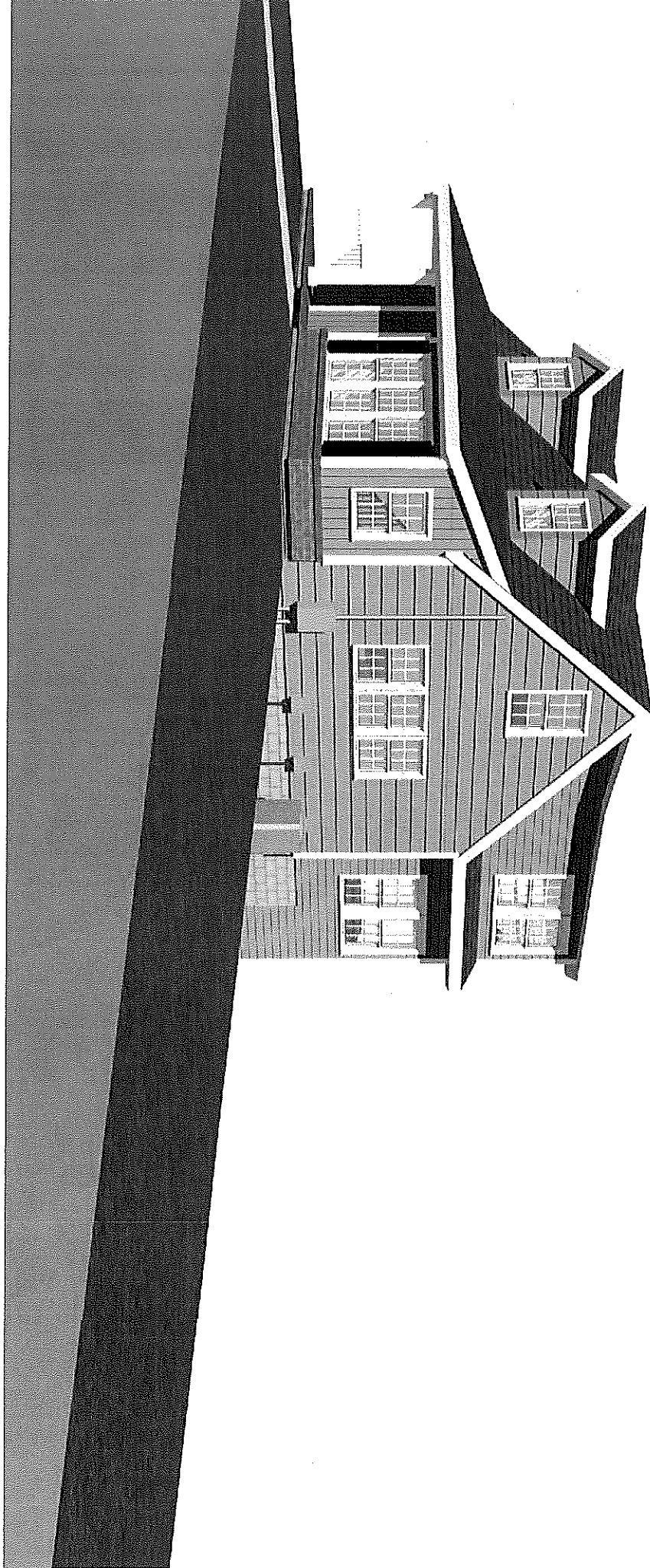
EXIST EXTERIOR REAR LEFT



EXIST EXTERIOR REAR RIGHT



Proposed street view of SE corner from Van Dyke Ave

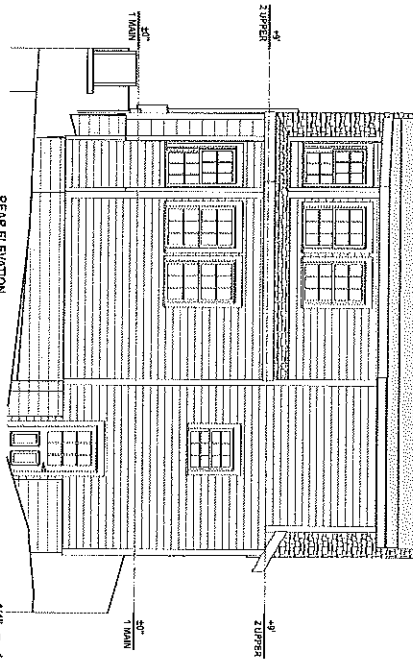




PROPOSED

REAR ELEVATION

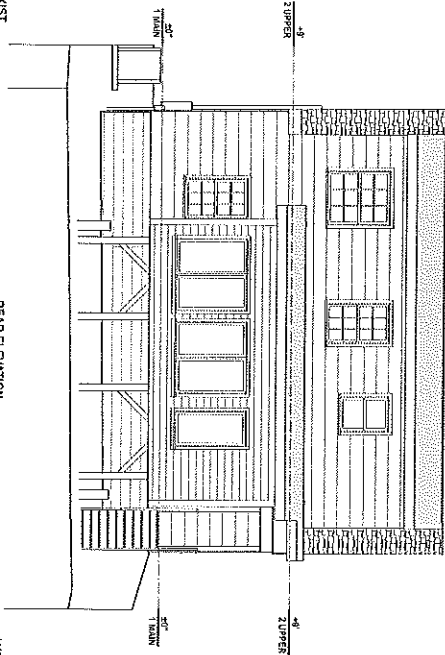
1/4" = 1'-0"



EXIST

REAR ELEVATION

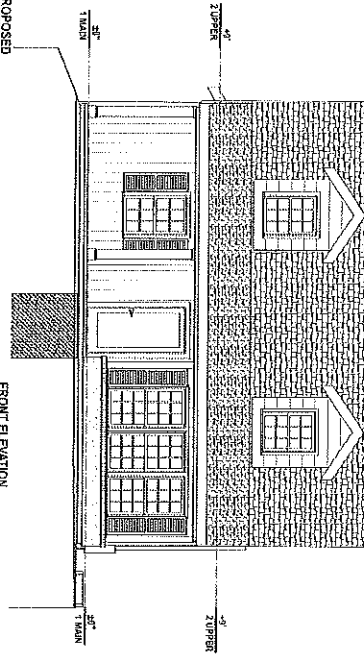
1/4" = 1'-0"



PROPOSED

FRONT ELEVATION

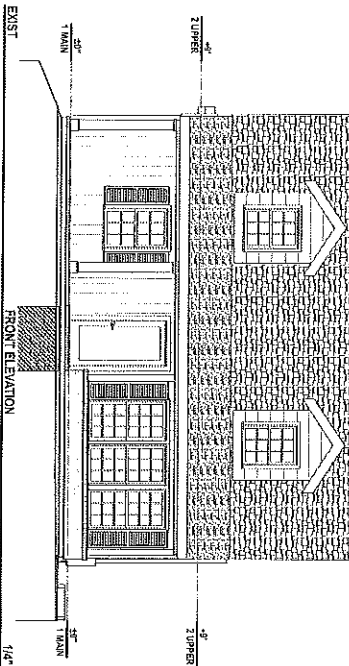
1/4" = 1'-0"



EXIST

FRONT ELEVATION

1/4" = 1'-0"

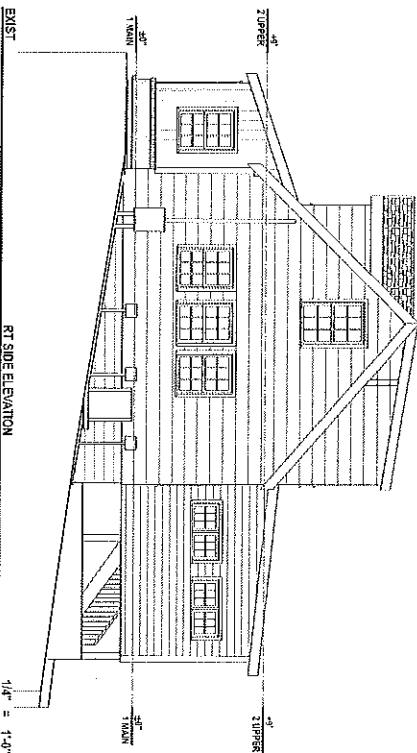
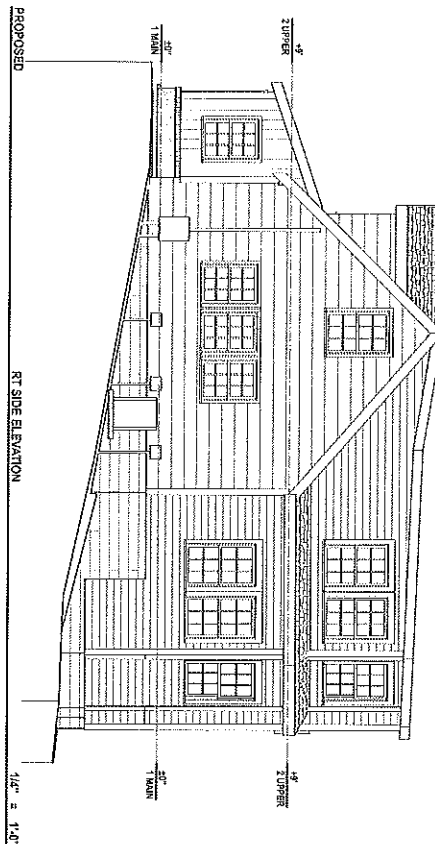
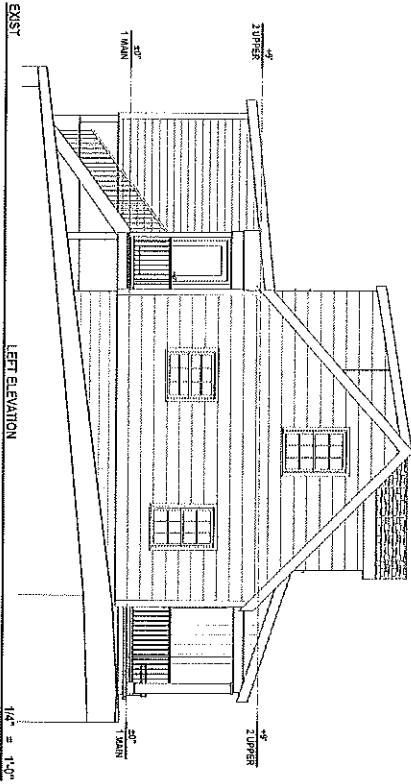
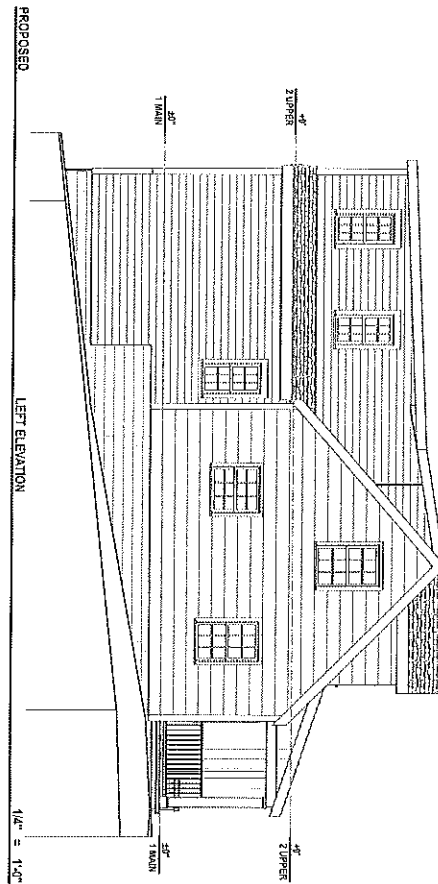


SHEET: PROJECT:  
EMILY & ERIC GRIFFITH RESIDENCE  
2602 VAN DYKE AVE  
RAI FIGH NC 27687

SUBMISSIONS:  
1. PRELIMINARY DESIGN SET  
2. DESIGN DEVELOPMENT SET  
3. BUDGET SET  
4. CONSTRUCTION & PERMIT SET

BUILDER:  
BUILDER  
CONTACT DATA

ARCHITECT:  
STEPHEN CLUGGISH  
828-450.7431  
2602 VAN DYKE AVE, RA, NC 27687



SHEET: PROJECT:  
EMILY & ERIC GRIFFITH RESIDENCE  
2602 VAN DYKE AVE  
RAI FIGH. NO. 27687

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STEPHEN CLUGGISH  
11500 Pine Bluff Ave., Suite 200  
828.450.7431